

TRANSFER  
TAX  
PAID

WARRANTY DEED

Doc # 2009012728  
Book 10076 Page 0193

**Know all Persons by these Presents,**

**That** I, HEIDI A. BERNIER, formerly known as HEIDI A. POLAND, of  
Oakland, County of Kennebec and State of Maine

in consideration of One Dollar and Other Valuable Considerations

paid by CHAD DAVID ROGER AND ASHLEY MARGARET FRENCH,

whose mailing address is 408 Evergreen Drive, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and  
convey unto the said Chad David Roger and Ashley Margaret French

their heirs and assigns forever,

The land in Waterville, County of Kennebec and State of Maine, bounded and described  
as follows, to wit:

THE UNIT known as Unit 14 in RIDGEWOOD EAST TOWNHOUSE  
CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as  
shown on the Condominium Plat by Webster, Baldwin, Rhoman, Day and Czarniecki,  
entitled "Ridgewood East Townhouse Condominiums" and filed in the Kennebec County  
Registry of Deeds in Plan File #E-87017, as supplemented by the plat filed in Plan #E-  
88071. Specific reference is made to the RIDGEWOOD EAST TOWNHOUSE  
CONDOMINIUM Declaration under the Maine Condominium Act of the Revised  
Statutes of the State of Maine, which Declaration is dated January 28, 1987 and recorded  
in said Registry of Deeds in Book 3101, Page 308, as amended by Amendment dated  
August 3, 1987 and recorded in said Registry in Book 3207, Page 112 and by Amendment  
dated April 19, 1988 and recorded in said Registry in Book 3334, Page 262 and the same  
are incorporated by reference herein. The aforesaid Plats are Exhibit C to the  
Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D  
to the Declaration and are recorded in said Registry in Plan Files #E-87018, E87019 and  
E-87020 as supplemented in #E-88072, #E-88074 and #E-88075.

Received Kennebec SS.  
05/18/2009 8:59AM  
# Pages 3 Attest:  
REVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS

3) L. Cay /

32-65-14

ANY AND ALL RIGHTS, EASEMENTS, PRIVILEGES AND APPURTENANCES belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declarations.

Being all and the same premises conveyed by Gerard Toulouse to Heidi Poland, nka Heidi Bernier, as described in a warranty deed dated October 17, 2002 and recorded in the Kennebec County Registry of Deeds in Book 7107, Page 080.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Chad David Roger and Ashley Margaret French

their heirs and assigns, to them and their use and behoof forever.

**And** I do ~~renounce~~ with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and

that I and my heirs shall and will ~~warrant and defend~~ the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** I, the said Heidi A. Bernier, fka Heidi A. Poland

and

~~husband and wife of the said~~

~~joining as the said Grantee, and relinquishing and conveying all rights by descent and all other rights~~

in the above described premises, have hereunto set my hand and seal this 14th day of the month of May, A.D. 2009.

**Signed, Sealed and Delivered**

in presence of

<u>Rebecca A. Gayford</u>	<u>Heidi A. Bernier</u>
.....	Heidi A. Bernier, fka Heidi A. Poland
.....	.....
.....	.....
.....	.....

State of Maine, County of Somerset ss. May 14th, 20 09

Then personally appeared the above named Heidi A. Bernier, fka Heidi A. Poland,

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Rebecca A. Gayford  
Notary Public  
Attorney at Law  
Printed Name, Rebecca A. Gayford